



## **Clean Energy Future Committee Meeting Minutes**

July 22, 2022  
8:15 – 9:30 a.m.  
Virtually Conducted

Members present: Nellie Aikenhead, Marc Breslow, Shelly Dein, Coralie Cooper (as chair), Eric Helmuth, Pasi Miettinen, Jim DiTullio, Ryan Katofsky, David Morgan, Dan Amstutz, Talia Fox.

Also attending: Pat Hanlon, Eugene Benson, Teresa Marzilli, Susan Keane, Brucie Moulton, Jacob Glickel

Members not present: David Levy

Ms. Cooper convened the meeting at 8:15 am. Ms. Cooper read a brief statement noting the legislation that permits virtual meetings.

### **1. Review and Approve Meeting Minutes**

The Committee reviewed the minutes from the June 24, 2022 meeting. Ms. Cooper asked for any corrections, additions, or changes to the draft minutes. Mr. Amstutz sent corrections to the minutes on the language around electric vehicles and minor text edits. With those changes, Ms. Dein moved to approve the minutes and Mr. Katofsky seconded the approval. The Committee then approved the June 24<sup>th</sup> meeting minutes.

### **2. Open Meeting Provision**

The open meeting provision was extended by the legislature through March 31<sup>st</sup> 2023, so the CEFC can continue to meet remotely. The CEFC is awaiting direction for the hybrid meeting option. Mr. Helmuth said the Remote Participation Study Committee will meet over the summer to get ready for the hybrid. Equipment is being tested. The CEFC will need to discuss which configuration will be best for the committee.

### **3. Update on Climate Bill/Pilot and Stretch Code**

#### **10-Municipality Pilot**

Mr. Hanlon gave an update on the home rule petitions and the opt-in specialized stretch code. Yesterday the legislature enacted the Drive Bill. The provision most relevant is section 83, which contains the 10-municipality demonstration pilot approving the home rule petitions. Research labs and certain health care facilities are exempt. Arlington did not include these facilities and so we wouldn't need to amend our bylaw to exempt

them. The way to get into the program is to apply, and a municipality is accepted in the order in which it submitted its home rule petition. Once the Department of Energy Resources (DOER) approves the application, the municipality is in the pilot. The Drive Bill talks about DOER holding the application in abeyance while the municipality complies with one of three affordable housing requirements. Arlington doesn't meet the first pathway, which requires 10% of housing units being affordable ("SHI" or subsidized housing index). Arlington is at 5.7% for affordable housing. A second pathway is having an approved housing production plan or "safe harbor" under MGL Chapter 40B, which would allow for a temporary amount of time – approximately one year – and there is no guarantee that a permanent certification could be obtained after a year. Arlington currently has safe harbor, but it expires in September, and it is unlikely to obtain it again in the required timeframe.

A third pathway is to adopt a zoning bylaw that provides for a reasonably sized district where multi-family housing would be allowed by right under the Housing Choice Act. This would need to be passed within 18 months (by the end of January 2024).

It is not yet clear how municipalities go about applying – the exact procedure will be developed by the State. Ms. Fox said the safe harbor expires on Sept. 16, 2022. Mr. Hanlon said that if safe harbor expires before the municipality submits an application, we can't rely on that mechanism. Then we would have to achieve safe harbor for the new housing production plan or pass a multi-family bylaw. Ms. Fox emphasized the importance of climate advocates participating in the housing conversation. Mr. Benson asked whether another safe harbor pathway is 1.5% of land in town under 40B. Mr. Hanlon said no, because the statute doesn't reference 40B.

Mr. Benson said the Department of Housing will come out with final draft guidelines that communities would need to follow in the fall. That would begin an outreach process. There are a couple of ways to comply with the affordable housing requirement. We probably won't go to Town Meeting before spring of 2023 at the earliest. Mr. Benson said there is another potential 40B housing project that is in early stages that the Town may collaborate on. Mr. Helmuth said that if the Town can pass MBTA Communities at Town Meeting, the possibility of participating in the pilot would be a large incentive for Town Meeting to support a zoning article.

Ms. Cooper thanked Mr. Hanlon for shepherding the home rule petition and his substantial work in general on Clean Heat for Arlington that contributed to the establishment of the 10-municipality pilot.

#### Opt-In Stretch Code

Mr. Hanlon provided an update on the opt-in stretch code. The draft language has been released by DOER. There is the base code, the stretch code, and the opt-in specialized stretch code that are all in development. Arlington asked for items that were included: an expedited effective date; a technical advisory group to be appointed; existing buildings be included; and removal of exemption for curtain wall buildings. Embodied carbon was left out. Small multi family will be required to meet passive house standards. Proposal made progress in a good direction. The biggest disappointment is that DOER does not require all-electric anywhere. The draft says a municipality can opt in to the

specialized stretch code and it will become effective on either July 1<sup>st</sup> or January 1<sup>st</sup> – whichever is at least six months after the date on which it is approved. The final from DOER is expected on December 24<sup>th</sup> which means opting in will take place after January 1, 2023 and the code will take effect January 1, 2024. Everyone needs to comment on this aspect of the code, since this date is too far away. We could have a special transition session so that it can go into effect earlier.

Another issue is that on the residential side for the specialized stretch code, there are separate rules for 4,000sqft or more, and for below. If that threshold were moved down to 3,000sqft, we could capture more new construction. This is important because the mixed-use pathway is not available for larger units. So builders either have to make them all-electric or meet zero energy (HERS rating of 42 plus solar/other). CEFC has asked the Town Manager to submit comments which are due on August 12<sup>th</sup>. The comments will touch on the issues described above. There is a virtual public meeting on August 8<sup>th</sup>. Ms. Cooper asked what the CEFC could do to help with the comments. Mr. Hanlon said on the commercial side, schools and municipal buildings are included in the code. DOER is using thermal energy demand intensity (TEDI). It is important for the Town to know if we have a concern so CEFC could assist in reviewing those numbers. Also comments on a draft letter would be helpful. Mr. Katofsky asked if Mr. Hanlon could point out the language that refers to commercial buildings. Mr. Morgan asked if the multifamily 12,500sqft language is building footprint or living area. Mr. Hanlon said he would look. Ms. Dein encouraged people to attend the Quincy meeting. She said the proposal moved quite a bit in the right direction from the straw proposal. Ms. Cooper said these items will be discussed in the workgroup meeting that Ms. Fox is scheduling.

### **Electrify Arlington (EA)**

Ms. Fox said the website has gone live, see [arlingtonma.gov/electrify](http://arlingtonma.gov/electrify). Ms. Fox is interviewing 7 people for 3 coaching slots and she will be narrowing it down and scheduling training for coaching. The service will be available in the fall. The Town is applying for funding through a Mass Save community education grant to reach low-income populations and landlords. Ms. Fox has been in communication with community organizations on how to reach those populations. CEFC will have an Electrify Arlington table at Town Day. We need volunteers for the day. There will be an Arlington community education class and other outreach opportunities. Ms. Fox has 15 or so people lined up to do testimonials for the website. The workgroup meets every other Wednesday at noon if other CEFC members want to attend.

### **Fleet Plan Update**

The Town Manager's office is updating the fleet inventory and in late summer will contact Ms. Fox and Ms. Cooper and we will aim to include a row for each vehicle, retirement date, available electric models to replace the vehicle, plus other information. Next steps are to seek a grant to support development of a transition plan and a TCO analysis. A \$2,500 grant could fund a group such as Power Options to develop a TCO analysis. Ms. Fox is talking to department heads about fiscal year 2024 planning to see what EVs might be purchased in lieu of gas/diesel vehicles. Mr. Breslow stated Arlington already has a fleet policy which dates from 20 years ago. Ms. Cooper said the idea is to update that plan. Ms. Dein said we should inventory the average annual mileage for each vehicle.

**Municipal Building Bylaw**

The group is meeting monthly. The idea is to bring the bylaw to Town Meeting in the spring. It will be important to coordinate outreach efforts with the group. Ms. Fox worked on updated language based on a draft developed by the CEFC last year. The group will meet again to discuss next steps. If anyone wants to join the group meets monthly on Monday mornings. Ms. Dein asked if we have a net zero energy stretch code do we need to do something separately for municipal buildings? Ms. Fox said we will have more control over the stringency of the requirements with a municipal bylaw. Currently the code doesn't require electrification and the Town could do that. Also, the Permanent Town Building Committee is identified as reviewing feasibility studies which also makes the bylaw worthwhile. It should complement the specialized code and fill in any gaps in the code.

**Historic District Committee Guidelines Update**

Ms. Aikenhead said the group is looking at what has been approved and what has been denied and will meet again in a month. For example, double paned windows have been approved and the group is trying to put all the facts together and present them.

**August meeting**

The August meeting is cancelled, and the next meeting will be on the 23<sup>rd</sup> of September.

Ms. Dein made a motion to adjourn and Mr. Breslow seconded the meeting. The meeting was adjourned at 9:16 am.

Submitted by Coralie Cooper.